

United States Department of the Interior
National Park ServiceNATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Propertyhistoric name Old Hyde Park East Historic Districtother names/site number N/A**2. Location**street & number Roughly bounded by Armour Blvd., Walnut St., 39th St., and Gillham Rd. not for publication N/Acity or town Kansas City vicinity N/Astate Missouri code MO county Jackson code 095 zip code 64110-11**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this

☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register Criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Mark A. Miles
Signature of certifying official/Title Mark A. Miles, Deputy SHPO

04/09/04
Date

Missouri Department of Natural Resources
State or Federal Agency or Bureau

In my opinion, the property [] meets [] does not meet the National Register criteria.
([] See continuation sheet for additional comments.)

Signature of commenting or other official _____ Date _____

4. National Park Service Certification

I hereby certify that the property is:

[] entered in the National Register.
See continuation sheet []

[] determined eligible for the
National Register.
See continuation sheet []

[] determined not eligible for the
National Register

[] removed from the
National Register.

[] other, explain
See continuation sheet []

Signature of the Keeper _____

Date of Action _____

Old Hyde Park East Historic District
Name of Property

Jackson County, Missouri
County and State

5. Classification

| Ownership of Property | Category of Property | Number of Resources within Property | | |
|---|--|-------------------------------------|-----------------|------------|
| <input checked="" type="checkbox"/> private | <input type="checkbox"/> building(s) | Contributing | Noncontributing | |
| <input type="checkbox"/> public-local | <input checked="" type="checkbox"/> district | 101 | 26 | buildings |
| <input type="checkbox"/> public-State | <input type="checkbox"/> site | | | sites |
| <input type="checkbox"/> public-Federal | <input type="checkbox"/> structure | | | structures |
| | <input type="checkbox"/> object | | | objects |
| | | 101 | 26 | Total |

Name of related multiple property listing.
N/A

Number of contributing resources previously listed in the National Register.
2

6. Function or Use

(Enter categories from instructions)

Historic Functions

Domestic: Single dwelling
Domestic: Multiple dwelling

Current Functions

Domestic: Single dwelling
Domestic: Multiple dwelling

7. Description

Architectural Classification

Late Victorian
Queen Anne
Late 19th and 20th Century American Movements:
Prairie School
Bungalow/Craftsman
Other: Foursquare
Late 19th and 20th Century Revivals:
Classical Revival
Colonial Revival
Tudor Revival
Other: Kansas City Shirtwaist

Materials

| | |
|------------|---------------|
| foundation | Limestone |
| roof | Asphalt |
| | Shake |
| Walls | Brick |
| | Limestone |
| | Clapboard |
| | Wood: shingle |
| | Stucco |
| other | Glass |
| | Wood |
| | Terracotta |

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance**Applicable National Register Criteria**

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or a grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the last 50 years.

Areas of Significance

Community Planning and Development

Architecture

Period of Significance

1887-1938

Significant Dates

N/A

Significant Person(s)

N/A

Cultural Affiliation

N/A

Architect/Builder

McKecknie, John

Peters, Nelle E.

Phillips, Charles

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References**Bibliography**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested.
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey
- # _____
- ☐ recorded by Historic American Engineering Record
- # _____

Primary Location of Additional Data

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☒ Local government
- ☐ University
- ☐ Other

Name of Repository: Kansas City Landmarks Commission

Old Hyde Park East Historic District

Name of Property

Jackson County, Missouri

County and State

10. Geographical DataAcreage of Property 28.9 acres**UTM References**(place additional UTM references on a continuation sheet.) **See Continuation Sheet**

| | | | |
|---|-----------|---------------|----------------|
| A | <u>15</u> | <u>362950</u> | <u>4324970</u> |
| | Zone | Easting | Northing |
| B | <u>15</u> | <u>362940</u> | <u>4324760</u> |

| | | | |
|---|-----------|---------------|----------------|
| C | <u>15</u> | <u>363090</u> | <u>4324760</u> |
| | Zone | Easting | Northing |
| D | <u>15</u> | <u>363080</u> | <u>4324440</u> |

☒ See continuation sheet**Verbal Boundary Description** (Describe the boundaries of the property on a continuation sheet.) See Continuation Sheet**Boundary Justification** (Explain why the boundaries were selected on a continuation sheet.) See Continuation Sheet**11. Form Prepared By**name/title Tony Gardner, Principalorganization S&G Historic Property Consultants, LLCdate 1/12/2004street & number 624 N. 8th Sttelephone 816-364-3800city or town St. Josephstate MOzip code 64501**Additional Documentation**

Submit the following items with the completed form:

Continuation Sheets**Maps****A USGS map** (7.5 or 15 minute series) indicating the property's location.**A sketch map** for historic districts and properties having large acreage or numerous resources.**Photographs**Representative **black and white photographs** of the property.**Additional items** (Check with the SHPO or FPO for any additional items)**Property Owner**

(Complete this item at the request of the SHPO or FPO.)

name Multiple

street & number _____ telephone _____

city or town _____ state _____ zip code _____

United States Department of the Interior
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Continuation SheetSection
number 7 Page 1Old Hyde Park East Historic District
Jackson County, Missouri

The Old Hyde Park East Historic District is a residential neighborhood of Kansas City, Jackson County, Missouri. Located in the city's "Midtown" area about three miles south of the Central Business District, Old Hyde Park East is roughly bounded by Walnut on the West, 39th Street on the South, Warwick and Gillham on the East, and Armour on the North. The Old Hyde Park East district is limited mainly to properties constructed as residences along Warwick, Walnut, Gillham Rd. and numbered side streets. The proposed historic district contains 129 resources. Of this total, 101 are contributing, and 26 are non-contributing properties (16 of the non-contributing are garages/outbuildings), and 2 were previously listed on the National Register. The level of integrity from property to property and block to block is high. Prevalent architectural styles include Prairie/Craftsman, Foursquare, Queen Anne, Classical Revival and Tudor Revival, and the locally popular Kansas City Shirtwaist Style. The streets are lined with concrete sidewalks, streetlamps, and mature trees.

The neighborhood is designed on the grid pattern between the major thoroughfares of Main, Gillham Rd., Armour Blvd., and 39th Streets. The single lots are 50 feet along the frontage and about 125-150 feet deep. One factor in the design of this suburb was their proximity to the streetcar lines along Main and Broadway. Since the automobile had yet to gain widespread popularity and the streetcars provided convenient transportation, the majority of the houses and apartment buildings did not have driveways and parking lots. Most of the existing driveways and lots were constructed at later dates.

The topography of the area slopes up from Union Station train station (Pershing Road) and Crown Center shopping center, then down to Brush Creek near 47th Street. This topography is reflected in the streetscape by the prevalent use of limestone retaining walls throughout the district that vary from one to five feet, depending on the area.

The proposed historic district contains 13 multifamily residences constructed before World War I. The period of most rapid growth was the decade after 1900, when 59 residences were constructed. The table below illustrates the major building periods for the Old Hyde Park East Historic District properties. The first period includes all construction before 1900, which illustrates the beginning of the building boom in the neighborhood. Between 1900-1909, 58 percent of the buildings in the district were completed. By 1938, the last building in the district was complete, which led to a period of no construction in the district until the 1960s. There was a secondary demolition and construction boom in the 1960s, when many apartment buildings were constructed throughout the district, but they are outside the period of significance.

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Jackson County, Missouri

| Building Dates by Period: | |
|---------------------------|----|
| 1880-1889 | 2 |
| 1890-1899 | 19 |
| 1900-1909 | 59 |
| 1910-1919 | 9 |
| 1920-1929 | 3 |
| 1930-1939 | 1 |
| 1940-1949 | 0 |
| 1950-1959 | 0 |
| 1960-1969 | 7 |
| 2002 | 1 |

Included in the Old Hyde Park East Historic District are single-family residences, duplexes and multi-family apartments, the majority constructed before World War I. While single-family residences comprise the majority of buildings in the district, multi-unit dwellings represent the bulk of construction from a second building episode between the end of World War I and 1927.

The Old Hyde Park East Historic District was developed during a period of great architectural variety. The late 19th century was the heyday of exuberant Victorian architecture, while the early 20th century witnessed the return of more subdued Classical and Colonial Revival styles, the exploration of traditional Craftsman themes, and the development of the uniquely Midwestern Prairie style. The architectural vocabulary of these varied styles is represented both individually and in unique amalgamations on buildings throughout the District. The result is a neighborhood of substantial residences, eclectic in design, that present a streetscape largely unchanged since the 1920s.

The single-family residences represent the variety of architectural fashions popular from the end of the nineteenth century through World War I. Most of the single-family homes are 1 to 2 ½ stories. While a few architect-designed properties are included in the district, the majority are vernacular house forms embellished with stylistic elements. The locally popular "Kansas City Shirtwaist," a variation of the midwestern foursquare house, predominates. These houses are clad with brick or stone on the first story and shingles, clapboards, or stucco on the upper stories. Most have full-width or wraparound front porches and multiple roof dormers. Architectural embellishments reflect the various architectural styles elaborated below.

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Old Hyde Park East Historic District
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Queen Anne: shingled siding, asymmetrical plan, wraparound porch, stained glass windows, decorative stick work

Colonial Revival: center hall plan, gabled portico, pent overhang, sidelights

Classical Revival: columns, cornice returns, dentils, modillions, Palladian window

Tudor: small multi-light sash, simulated half-timbering

Prairie: wide eaves, banded windows

Craftsman: knee braces, exposed rafter tails, multiple gables and dormers, leaded and art glass windows

These same styles, whose features were adopted for vernacular designs, are typical of the few high-style residences extant in the district.

Multi-unit dwellings were constructed in the district from the beginning. These dwellings in general range from 2 to 4 stories, though there are a few taller apartment buildings. Prior to 1910, over eighty percent of the construction was for single-family residences. However, after 1910 that trend shifted as increased population demands necessitated the construction of multi-unit buildings. Between 1910 and World War II, sixty-five percent of the residential construction in Old Hyde Park contained multiple units. That number increased to eighty-five percent in the decade following the war.

The most prolific type of multi-unit dwelling in the district is the Colonnaded Apartment. These two to three story, brick buildings typically contain four to six apartment units. Front porches elevated on columns and piers of different orders distinguish these apartments. The columns range from simple, posts to full-height, fluted Corinthian designs.

Following the war, apartment designs became larger, porchless, and more functional with minimal ornament influenced by historical European architecture. Fewer buildings were constructed, but each contained substantially more apartments than the earlier four or six unit buildings.

Most of the buildings contributing to the historic district have suffered few changes. The most common alterations involve the covering of historic siding and alternations porch elements. A number of buildings have replacement windows as well. Exterior wood stairs leading to the second and third stories are found on many of the homes that were converted into apartments during the 1940s. While the neighborhood has seen a number of changes over time, not unlike many streetcar suburbs in the United States, the overall integrity and feel of the district convey that of a turn of the century streetcar suburb.

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Old Hyde Park East Historic District
Jackson County, Missouri

* All properties contributing unless otherwise noted

Vacant lots are noted in the inventory but not tallied in the final count of contributing and noncontributing building per Bulletin #16A.

1. 100 E. 36th Street *Historic Name:* W.M. Reid Residence

Building Date: 1899; *Stories:* 3 1/2; *Plan:* Rectangular; *Style:* French Renaissance; *Architect:* Root and Siemens; *Builder:* (Unknown); *Property Type:* Domestic, Institutional housing; *Integrity:* Good

Description: This three+-story building has a stone foundation, a stone frame, and uses stone cladding materials with a gabled, slate roof. The building also has rusticated stone with ashlar stone quoins, surrounds, and coping; paired projecting front gable pavilions; single and tripartite windows with diamond-pane upper sash and label molding; gable wall dormers in side elevations; and oval windows in gable peaks.

2. 101 E. 36th Street

Building Date: 1903; *Stories:* 2 1/2; *Plan:* Rectangular; *Style:* Spanish Colonial Revival; *Architect:* Root and Siemens; *Builder:* (Unknown); *Property Type:* Domestic, institutional housing; *Integrity:* Excellent

Description: This 2 1/2-story building has a stone foundation, a stone frame, and uses stone cladding materials with a hip, composition roof. There is a front portico. The building also has wide eaves with exposed rafter tails. Mediterranean dormer with eight-pointed star window; hipped door hood with rafter tails and knee braces; and a tripartite window.

3. 121 E. 36th Street *Historic Name:* Alfred Toll Residence

Building Date: c. 1888; *Stories:* 2 1/2; *Plan:* Irregular; *Style:* Queen Anne; *Architect:* (Unknown); *Builder:* (Unknown); *Property Type:* Domestic, institutional housing; *Integrity:* Excellent

Description: This 2 1/2-story building has a stone foundation, and uses brick cladding materials with a hip, slate and composition roof. The full front porch has a shed roof. The building also has conical corner towers with wrought iron finials; ornamental brick and terra cotta details; wraparound porch with exposed rafter tails; colored glass transoms; and ornamental brick chimney crowns.

4. 201 E. 37th Street

Building Date: 1938; *Stories:* 2 1/2; *Plan:* Irregular; *Style:* French Renaissance Revival
Architect: (Unknown); *Builder:* (Unknown); *Property Type:* Domestic, single dwelling; *Integrity:* Excellent

Description: This 2 1/2-story building has a poured concrete foundation, a wood frame, and uses brick cladding materials with a truncated hip, composition roof. The building also has brick dentils; arched wall dormers; paired windows; and an attached, two-car garage.

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Old Hyde Park East Historic District
Jackson County, Missouri

5. 217 E. 37th Street

Historic Name: William N. Marsh Residence

Building Date: 1907; *Stories:* 2 1/2; *Plan:* Rectangular; *Style:* Georgian Revival; *Architect:* (Unknown); *Builder:* (Unknown); *Property Type:* Domestic, single dwelling; *Integrity:* Excellent

Description: This 2 1/2-story building has a stone foundation, and uses stucco cladding materials with a truncated, hip slate roof. The front portico has an arched roof and there is a side deck. The building also has wide modillioned eaves; arched dormers; arched portico with Doric columns and ornamental molding; 8/1 double-hung sash; interior corner chimneys. **Garage: 1-story stucco garage with tile hip roof and modern doors. (non-contributing).**

6. 100 E. 38th Street

Building Date: 1896; *Stories:* 2; *Plan:* Rectangular; *Style:* Duplex; *Architect:* (Unknown); *Builder:* (Unknown); *Property Type:* Domestic, multiple dwelling; *Integrity:* Fair

Description: This two-story building has a stone foundation, a wood frame, and uses asbestos shingles cladding materials with a flat, composition roof. The 1/3, two-story front porch is enclosed with a flat roof. The building also has an enclosed sleeping porch; an entrance with Tuscan columns; and paired and tripartite windows.

7. 3610 Gillham Road

Building Date: 1907; *Stories:* 2 1/2; *Plan:* Irregular; *Style:* Chateausque; *Architect:* Unknown; *Builder:* unknown; *Property Type:* Domestic, Single Dwelling; *Integrity:* Good

Description: This is a brick 2 1/2 story house with 1/1 double hung windows and a large two story rounded arch window on the north façade.

8. 3614 Gillham Road

Historic Name: Hyde Eysell Residence

Building Date: 1897; *Stories:* 2 1/2; *Plan:* Square; *Style:* Kansas City Shirtwaist/Neoclassical; *Architect:* (Unknown); *Builder:* (Unknown); *Property Type:* Domestic, single dwelling; *Integrity:* Good

Description: This 2 1/2-story building has a stone foundation, and uses lap siding and stucco cladding materials, with a gabled, composition roof and a Palladian window. The full front porch has a gabled roof.

9. 3630 Gillham Road (noncontributing)

Building Date: 1967; *Stories:* 3; *Plan:* Rectangular; *Style:* Modern; *Architect:* Unknown; *Builder:* unknown; *Property Type:* Domestic, Multiple Dwelling; *Integrity:* Good

Description: This is a noncontributing stucco apartment building.

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Old Hyde Park East Historic District
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10. 3720 Gillham Road (noncontributing)

Building Date: 2002; *Stories:* 3; *Plan:* Irregular; *Style:* Modern Tudor Revival; *Architect:* Mary T. Cyr; *Builder:* unknown; *Property Type:* Institutional, Multiple Dwelling; *Integrity:* Good

Description: This building was completed in 2002. It is associated with the neighboring house at 3728 Gillham Road. It features multi-color brick; double hung windows, and multi-gabled composite shingle roof and a circular driveway.

11. 3728 Gillham Road

Building Date: 1911; *Stories:* 2 1/2; *Plan:* Square; *Style:* Tudor Revival; *Architect:* (Unknown); *Builder:* (Unknown); *Property Type:* Domestic, institutional housing; *Integrity:* Excellent

Description: This 2 1/2-story building has a stone foundation, and uses brick cladding materials, with a gabled, tile roof. The side portico is enclosed and gabled. The building also has tile roof with paired gables; stone trim and beltcourse; arched openings; arched door hood; and bracketed eaves.

12. 3734 Gillham Road

Building Date: 1908; *Stories:* 2 1/2; *Plan:* Square; *Style:* Craftsman; *Architect:* (Unknown); *Builder:* (Unknown); *Property Type:* Domestic, single dwelling; *Integrity:* Excellent

Description: This 2 1/2-story building with stone and shake cladding, has wide eaves with cornice returns; and paired windows. **Garage: Frame, clapboard garage with hip roof and modern garage door. (non-contributing).**

13. 3740 Gillham Road *Historic Name:* Grant J. Rosenzweig Residence

Building Date: 1910; *Stories:* 2 1/2; *Plan:* Rectangular; *Style:* Neoclassical; *Architect:* Clifton B. Sloan; *Builder:* Carl A. Nilson; *Property Type:* Domestic, single dwelling; *Integrity:* Excellent

Description: This 2 1/2-story building has a brick foundation, and uses brick cladding materials, with a side gabled, composition roof. The front porch is colonnaded with a flat roof while the side porch has a flat roof. The building also has full-height, fluted Ionic columns; fanlight and side lights; stone jack arches with articulated keystones; shutters; cornice returns; bowed side porch; modillioned eaves; front gabled dormers with cornice returns and arched windows. **Garage: 2-story brick garage with dormer windows and modern doors. (non-contributing).**

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Old Hyde Park East Historic District
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14. 3522 Walnut *Historic Name:* John H. Mansur Residence
Building Date: 1896; *Stories:* 2 1/2; *Plan:* Irregular; *Style:* Queen Anne; *Architect:* F.E. Hill; *Builder:* (Unknown); *Property Type:* Institutional: Multi-family; *Integrity:* Good

Description: This 2 1/2-story building has a stone foundation, a wood frame, and uses stone cladding materials, with a gabled, composition roof. The front 3/4 porch is gabled. The building also has two-story conical tower; one-story conical oriel; stone columns; and exposed rafter tails.

3523 Walnut – Vacant

15. 3525 Walnut *Historic Name:* William A. Nettleton Residence
Building Date: 1899; *Stories:* 2 1/2; *Plan:* Rectangular; *Style:* Stick Style; *Architect:* (Unknown); *Builder:* (Unknown); *Property Type:* Health care, sanitarium; *Integrity:* Good

Description: This 2 1/2-story building has a stone foundation, a brick frame, and uses brick cladding materials, with a hip, composition roof. The full front porch has a flat roof. The building also has ogee arch openings on porch; exposed rafter tails; stone lintels and sills; stained glass; and dentils. **Garage: 2-story asbestos shingle garage with hip roof and wood doors. (non-contributing).**

16. 3526 Walnut *Historic Name:* J.W.S. Reid Residence
Building Date: 1896; *Stories:* 2 1/2; *Plan:* Irregular; *Style:* Queen Anne; *Architect:* Frederick E. Hill; *Builder:* (Unknown); *Property Type:* Institutional: Multi-family; *Integrity:* Good

Description: This 2 1/2-story building has a stone foundation, a stone frame, and uses stone cladding materials, with a hip with cross gabled, composition roof. The front wrap around porch has a shed roof. The building also has two-story conical tower; recessed tripartite window in front gable; exposed rafter tails; stained glass; and stone columns. **Garage: 2-story stone garage with 3 gabled, dormer windows and wooden doors. (contributing).**

17. 3530 Walnut *Historic Name:* Frank Siegal Residence
Building Date: 1896; *Stories:* 2 1/2; *Plan:* Rectangular; *Style:* Kansas City Shirtwaist; *Architect:* (Unknown); *Builder:* (Unknown); *Property Type:* Domestic, single dwelling; *Integrity:* Excellent

Description: This 2 1/2-story building has a stone foundation, a wood frame, and uses lap siding and stone cladding materials, with a gabled, composition roof. The full front porch has a gabled roof. The building also has stone piers paired with Doric columns; bay window; tripartite window in side gable recessed behind Doric columns.

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Old Hyde Park East Historic District
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18. 3534 Walnut *Historic Name:* William Knight Residence

Previously listed as Willam Baker and Mary Knight House (10/18/2003)

Building Date: 1890; *Stories:* 2 1/2; *Plan:* Rectangular; *Style:* Stick Style; *Architect:* (Unknown); *Builder:* (Unknown); *Property Type:* Domestic, single dwelling; *Integrity:* Good

Description: This 2 1/2-story building has a wood frame, and uses brick, stucco and wood cladding materials, with a cross-gabled, composition roof. The front wrap around porch has a gabled roof. The building also has decorative stick-work; projecting gable supported on modillions; turned porch posts; decorative brick chimney crowns; and knee braces supporting third story overhang.

19. 3600 Walnut *Historic Name:* Westminster Congregational Church

Previously listed Westminster Congregational Church (2/28/1980)

Building Date: 1904; *Stories:* 2; *Plan:* Irregular; *Style:* Victorian Gothic; *Architect:* (Unknown); *Builder:* (Unknown); *Property Type:* Religious: church; *Integrity:* Excellent

Description: This two-story building has a stone foundation, and uses stone cladding materials, with a parapeted gabled, composition roof. There is a front stoop. The building also has tracery; pointed-arch window openings with ornamental drip moldings; castellated tower and sidewalls;; paired and quadruple windows; and smooth stone coping.

20. 3609 Walnut

Building Date: 1902; *Stories:* 2 1/2; *Plan:* Rectangular; *Style:* American Foursquare: Kansas City Shirtwaist; *Architect:* (Unknown); *Builder:* (Unknown); *Property Type:* Domestic, single dwelling; *Integrity:* Fair

Description: This 2 1/2-story building has a stone foundation, a wood frame, and uses asbestos shingles and stone cladding materials, with a cross-gabled, composition roof. The front wrap around porch has a flat roof. The building also has wide, bellcast eaves; paired columns; and tripartite window in side gable.

21. 3611 Walnut

Building Date: 1906-07; *Stories:* 2 1/2; *Plan:* Rectangular; *Style:* Kansas City Shirtwaist: Colonial Revival; *Architect:* (Unknown); *Builder:* (Unknown); *Property Type:* Domestic, single dwelling; *Integrity:* Excellent

Description: This 2 1/2-story building has a stone foundation, a wood frame, and uses lap siding and stone cladding materials, with a cross-gabled, composition roof. The wrap around porch has a flat roof. The building also has Palladian window; wide, bellcast eaves with modillions; stone balustrade; paired porch columns; sidelights; diamond shingles above gable window.

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22. 3612 Walnut

Building Date: 1904; *Stories:* 2 1/2; *Plan:* Rectangular; *Style:* Kansas City Shirtwaist; *Architect:* (Unknown); *Builder:* J.W. McCarney, realtor; *Property Type:* Domestic, single dwelling; *Integrity:* Fair

Description: This 2 1/2-story building has a stone foundation, a wood frame, and uses lap siding and stone cladding materials, with a pedimented, composition roof. The full front porch has a second story deck. The building also has wide, bellcast eaves; and pedimented gable.

23. 3616 Walnut

Building Date: 1899; *Stories:* 2 1/2; *Plan:* Rectangular; *Style:* Kansas City Shirtwaist; *Architect:* (Unknown); *Builder:* (Unknown); *Property Type:* Domestic, single dwelling; *Integrity:* Fair

Description: This 2 1/2-story building has a stone foundation, a wood frame, and uses asbestos shingles and brick cladding materials, with a hip, composition roof. The full front porch has a hip roof. The building also has bay window; brick porch posts and very slender columns; wide eaves; and a gable dormer with flared walls.

Garage: 1-story clapboard garage with gable roof and wood doors. (contributing).

24. 3619 Walnut

Building Date: 1909; *Stories:* 2 1/2; *Plan:* Rectangular; *Style:* American Foursquare; *Architect:* (Unknown); *Builder:* (Unknown); *Property Type:* Domestic, single dwelling; *Integrity:* Excellent

Description: This 2 1/2-story building has a stone foundation and uses brick cladding materials, with a hip, composition roof. The 3/4 front porch has a pedimented roof. The building also has two-story oriel; wide eaves; hip dormer with paired windows; stone lintels and sills; pedimented porch with cornice returns; and patterned brick balustrade. **Garage: 1-story garage with vinyl siding, gabled roof and modern doors. (non-contributing).**

25. 3620 Walnut

Building Date: 1905; *Stories:* 2 1/2; *Plan:* Rectangular; *Style:* Kansas City Shirtwaist; *Architect:* (Unknown); *Builder:* (Unknown); *Property Type:* Domestic, single dwelling; *Integrity:* Excellent

Description: This 2 1/2-story building has a stone foundation, and uses stone and brick cladding materials, with a hip, composition roof. The full front porch has a flat roof with a gable. The building also has wide, bellcast eaves; fluted, Corinthian columns; and a hip dormer with flared walls. **Garage: 1-story clapboard garage with gabled roof and wood doors. (contributing).**

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Old Hyde Park East Historic District
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26. 3624 Walnut

Building Date: 1914; *Stories:* 2 1/2; *Plan:* Irregular; *Style:* Kansas City Shirtwaist/ Craftsman; *Architect:* Boillot; *Builder:* Long Court Co; *Property Type:* Domestic, single dwelling; *Integrity:* Good

Description: This 2 1/2-story building has a stone foundation, a wood frame, and uses stucco cladding materials, with a hip, composition roof. The 3/4 front porch has a second story deck. The building also has two-story polygonal bay; exterior chimney on façade; arcaded molding and flat hood supported on brackets.

3625 Walnut – Vacant Lot

27. 3626 Walnut

Building Date: 1916; *Stories:* 2; *Plan:* Rectangular; *Style:* Prairie; Two-family flat; *Architect:* Victor Defoe; *Builder:* (Unknown); *Property Type:* Domestic, multiple dwelling; *Integrity:* Excellent

Description: This two-story building has a wood frame, and uses stucco cladding materials, with a hip, composition roof. The front stoop has an arched hood. The building also has wide eaves; arched door hood with brackets; wide entablature; banded windows; two-story side porch with paired and tripled posts. **Garage: 1-story stucco garage with gabled roof and wood doors. (contributing).**

28. 3629 Walnut

Building Date: 1925; *Stories:* 2; *Plan:* Rectangular; *Style:* Duplex, English Cottage; *Architect:* Albert B. Fuller; *Builder:* (Unknown); *Property Type:* Domestic, multiple dwelling; *Integrity:* Excellent

Description: This two-story building has a stone foundation, a wood frame, and uses stucco cladding materials, with a gabled, composition roof. The 1/2 side porch has a hip roof and a second story balcony. The building also has exterior chimney on ridge bisecting front gable; two-story side porch with arched first story openings; arched door hood; and paired windows on the side. **Garage: 1-story asbestos shingle garage with hip roof and modern doors. (non-contributing).**

29. 3632 Walnut

Building Date: 1909; *Stories:* 2 1/2; *Plan:* Rectangular; *Style:* Kansas City Shirtwaist; *Architect:* (Unknown); *Builder:* H. Bliss; *Property Type:* Domestic, single dwelling; *Integrity:* Good

Description: This 2 1/2-story building has a wood frame, and uses aluminum siding and brick cladding materials, with a pedimented, composition roof. The wrap around porch has a flat roof. The building also has exterior chimney on ridge bisecting front gable; Tuscan columns; wide eaves; pedimented gables; and flared shirtwaist. **Garage: 1-story vinyl siding garage with gabled roof and modern doors. (non-contributing).**

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30. 3635-3645 Walnut (noncontributing)

Building Date: 1967; *Stories:* 3; *Plan:* Irregular; *Style:* Modern; *Architect:* unknown; *Builder:* Jerome Metzger; *Property Type:* Domestic, Multiple Dwelling; *Integrity:* Good

Description: This is a noncontributing brick apartment building to the district.

31. 3636 Walnut

Building Date: 1909; *Stories:* 2 1/2; *Plan:* Rectangular; *Style:* Craftsman; *Architect:* (Unknown); *Builder:* (Unknown); *Property Type:* Domestic, single dwelling; *Integrity:* Excellent

Description: This 2 1/2-story building has a stone foundation, a wood frame, and uses lap siding and stone cladding materials, with a gabled, composition roof. The full front porch has a gabled roof. The building also has wide eaves with exposed rafter tails; 12/1 double-hung sash; and shed roof of dormer in front roof slope.

32. 3640 Walnut

Building Date: 1909; *Stories:* 2 1/2; *Plan:* Rectangular; *Style:* Kansas City Shirtwaist; *Architect:* (Unknown); *Builder:* (Unknown); *Property Type:* Domestic, single dwelling; *Integrity:* Good

Description: This 2 1/2-story building has a stone foundation, a wood frame, and uses wood shingles and stone cladding materials, with a hip, composition roof. The full front porch has a gabled roof. The building also has wide bellcast eaves; hip dormers with paired windows; 8/1 sash; pedimented porch gable; exterior shouldered chimney.

33. 3644 Walnut

Building Date: 1909; *Stories:* 2 1/2; *Plan:* Rectangular; *Style:* Kansas City Shirtwaist; *Architect:* (Unknown); *Builder:* B.W. Zern; *Property Type:* Domestic, single dwelling; *Integrity:* Good

Description: This 2 1/2-story building has a brick foundation, a wood frame, and uses asbestos shingles and brick cladding materials, with a hip, composition roof. The wrap around porch has a gabled roof. The building also has 4/1 double-hung sash; exterior shouldered chimney; and wide bellcast eaves. **Garage: 1-story stucco garage with gabled roof and modern doors. (non-contributing).**

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34. 3700 Walnut

Building Date: 1908; *Stories:* 2 1/2; *Plan:* Rectangular; *Style:* Kansas City Shirtwaist, Craftsman; *Architect:* (Unknown); *Builder:* B.W. Zern; *Property Type:* Domestic, single dwelling; *Integrity:* Excellent

Description: This 2 1/2-story building has a stone foundation, a wood frame, and uses wood shingles and stone cladding materials, with a gabled, composition roof. The full front porch has a gabled roof. The building also has tripartite gable window; overhanging gable peak on small brackets; knee braces; 5/1 windows with Gothic mullions; stone balustrade; decorative rafter tails; and decorative stickwork in porch gable.

35. 3701 Walnut

Building Date: 1908; *Stories:* 2 1/2; *Plan:* Rectangular; *Style:* Kansas City Shirtwaist; *Architect:* unknown; *Builder:* unknown; *Property Type:* Domestic, Single Dwelling; *Integrity:* Good

Description: This house has stone on the first story with decorative stucco and half-timbering on the second floor and in the gable end. It features 5/1 double hung windows with gothic arch muntins.

36. 3703 Walnut

Building Date: 1908; *Stories:* 2 1/2; *Plan:* Rectangular; *Style:* Kansas City Shirtwaist/Stick Style/Colonial Revival; *Architect:* (Unknown); *Builder:* (Unknown); *Property Type:* Domestic, single dwelling; *Integrity:* Excellent

Description: This 2 1/2-story building has a stone foundation, a wood frame, and uses lap siding, stucco, and stone cladding materials, with a gabled, composition roof. The full front porch has a gabled roof. The building also has decorative stick work in gable peaks; wide bellcast eaves with cornice returns; corner boards; shed roof wall dormer; oriel; and stone balustrade. **Garage: 1-story clapboard garage with hip roof and wood doors. (contributing).**

37. 3704 Walnut

Building Date: 1908; *Stories:* 2 1/2; *Plan:* Rectangular; *Style:* Kansas City Shirtwaist; *Architect:* (Unknown); *Builder:* (Unknown); *Property Type:* Domestic, single dwelling; *Integrity:* Excellent

Description: This 2 1/2-story building has a stone foundation, a wood frame, and uses wood shingles and stone cladding materials, with a gabled, composition roof. The full front porch has a gabled roof. The building also has wide bellcast eaves with cornice returns; tripartite window in gable peak; stone balustrade; 6/1 sash; and oriel.

3705 Walnut – Vacant Lot

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38. 3707 Walnut

Building Date: 1908; *Stories:* 2 1/2; *Plan:* Rectangular; *Style:* Kansas City Shirtwaist, Craftsman; *Architect:* (Unknown); *Builder:* (Unknown); *Property Type:* Domestic, single dwelling; *Integrity:* Fair

Description: This 2 1/2-story building has a stone foundation, a wood frame, and uses asbestos shingles and simulated stone cladding materials, with a hip, composition roof. The full front porch has a hip roof. The building also has wide bellcast eaves; ornamental stickwork in dormer gable; bay window; gable dormer with cornice returns and flared sidewalls; tripartite window in dormer; double-hung sash with ornamental divide lights in upper sash; and sidelights.

39. 3708 Walnut

Building Date: 1908; *Stories:* 2 1/2; *Plan:* Rectangular; *Style:* Kansas City Shirtwaist, Craftsman; *Architect:* (Unknown); *Builder:* (Unknown); *Property Type:* Domestic, single dwelling; *Integrity:* Good

Description: This 2 1/2-story building has a stone foundation, a wood frame, and uses wood shingles and stone cladding materials, with a gabled, composition roof. The full front porch has a gabled roof. The building also has wide eaves with exposed rafter tails; knee braces; oriel in gable peak with paired windows and supporting modillions; and decorative stick work in porch gable.

40. 3709 Walnut

Building Date: 1908; *Stories:* 2 1/2; *Plan:* Rectangular; *Style:* Kansas City Shirtwaist; *Architect:* (Unknown); *Builder:* (Unknown); *Property Type:* Domestic, multiple dwelling; *Integrity:* Excellent

Description: This 2 1/2-story building has a stone foundation, a wood frame, and uses wood shingles and stone cladding materials, with a gabled, composition roof. The full front sleeping porch is enclosed. The building also has banded windows on the sleeping porch; stone balustrade; sidelights; and wide eaves.

41. 3710 Walnut

Building Date: 1908; *Stories:* 2 1/2; *Plan:* Rectangular; *Style:* Kansas City Shirtwaist/Colonial Revival; *Architect:* (Unknown); *Builder:* (Unknown); *Property Type:* Domestic, single dwelling; *Integrity:* Good

Description: This 2 1/2-story building has a stone foundation, a wood frame, and uses asbestos shingles and stone cladding materials, with a hip, composition roof. The full front porch has a hip roof. The building also has wide eaves with modillions and dentils; gable dormer with cornice returns and Palladian window; and bay window.

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42. 3711 Walnut

Building Date: 1908; *Stories:* 2 1/2; *Plan:* Rectangular; *Style:* Kansas City Shirtwaist/ Colonial Revival; *Architect:* (Unknown); *Builder:* (Unknown); *Property Type:* Domestic, single dwelling; *Integrity:* Excellent

Description: This 2 1/2-story building has a stone foundation, a wood frame, and uses stucco, lap siding, and stone cladding materials, with a hip, composition roof. The full front porch has a gabled roof. The building also has wide bellcast eaves; fluted cornerboards; Palladian window in gable peak with decorative divided lights; decorative stickwork; stone balustrade; sidelights.

43. 3712 Walnut

Building Date: 1908; *Stories:* 2 1/2; *Plan:* Rectangular; *Style:* Kansas City Shirtwaist/Craftsman; *Architect:* (Unknown); *Builder:* (Unknown); *Property Type:* Domestic, single dwelling; *Integrity:* Good

Description: This 2 1/2-story building has a stone foundation, a wood frame, and uses asbestos shingles and stone cladding materials, with a pedimented, composition roof. The full front porch has a shed roof. The building also has wide bellcast eaves with modillions; pedimented gable with tripartite window; bay window; shed roof front porch; and diamond-patterned upper sash. **Non-contributing garage.**

44. 3714 Walnut

Building Date: 1907; *Stories:* 2 1/2; *Plan:* Rectangular; *Style:* Kansas City Shirtwaist/Craftsman; *Architect:* (Unknown); *Builder:* Shelton; *Property Type:* Domestic, single dwelling; *Integrity:* Good

Description: This 2 1/2-story building has a stone foundation, a wood frame, and uses aluminum and stone cladding materials, with a hip, composition roof. The full front porch has a hip roof. The building also has wide bellcast eaves with modillions; gable dormer with cornice returns and Palladian window; bay window; ornamental divided-light upper sash; and fluted corner boards.

45. 3715 Walnut

Building Date: 1908; *Stories:* 2 1/2; *Plan:* Rectangular; *Style:* Kansas City Shirtwaist/Colonial Revival; *Architect:* (Unknown); *Builder:* (Unknown); *Property Type:* Domestic, single dwelling; *Integrity:* Good

Description: This 2 1/2-story building has a stone foundation, a wood frame, and uses asbestos shingles and stone cladding materials, with a hip, composition roof. The full front porch has a hip roof. The building also has fluted cornerboards; wide bellcast eaves; stone balustrade; and bay window.

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Building Date: 1908; *Stories:* 2 1/2; *Plan:* Rectangular; *Style:* Kansas City Shirtwaist/Craftsman; *Architect:* (Unknown); *Builder:* B.W. Lens; *Property Type:* Domestic, multiple dwelling; *Integrity:* Good

Description: This 2 1/2-story building has a stone foundation, a wood frame, and uses asbestos shingles and stone cladding materials, with a pedimented, composition roof. The full front porch has a gabled roof. The building also has wide bellcast eaves with modillions and dentils; bay window; decorative, divided upper lights.

47. 3717 Walnut (noncontributing due to alterations)

Building Date: 1908; *Stories:* 2 1/2; *Plan:* Rectangular; *Style:* Craftsman; *Architect:* (Unknown); *Builder:* (Unknown); *Property Type:* Domestic, multiple dwelling; *Integrity:* Good

Description: This 2 1/2-story building has a wood frame, and vinyl siding covers stucco cladding materials, with a gabled, composition roof. The full front porch has a pedimented roof. The building also has wide bellcast eaves; decorative stick work; gable dormer with cornice returns; pedimented porch gable with ornamental molding; and battered piers.

48. 3718 Walnut

Building Date: 1908; *Stories:* 2 1/2; *Plan:* Rectangular; *Style:* Kansas City Shirtwaist/Colonial Revival; *Architect:* (Unknown); *Builder:* Shelton & Zens, realtors; *Property Type:* Domestic, multiple dwelling; *Integrity:* Fair

Description: This 2 1/2-story building has a stone foundation, a wood frame, and asbestos shingles and stone cladding materials, with a hip (flared), composition roof. The full front porch has a gabled roof. The building also has wide bellcast eaves; gable dormer with cornice returns and tripartite window; decorative stick work in porch gable; and flared dormer walls. **Garage: 1-story lean-to garage. (non-contributing).**

49. 3719 Walnut

Building Date: 1908; *Stories:* 2 1/2; *Plan:* Rectangular; *Style:* Kansas City Shirtwaist/Craftsman; *Architect:* (Unknown); *Builder:* (Unknown); *Property Type:* Domestic, single dwelling; *Integrity:* Fair

Description: This 2 1/2-story building has a stone foundation, a wood frame, and uses asbestos shingles and brick cladding materials, with a hip (flared), composition roof. The full front porch has a hip roof. The building also has wide bellcast eaves; ornamental, divided-light upper sash; and battered piers with recessed panels.

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50. 3720 Walnut

Building Date: 1908; *Stories:* 2 1/2; *Plan:* Rectangular; *Style:* Kansas City Shirtwaist/Craftsman
Architect: (Unknown); *Builder:* Shelton & Zens, realtors; *Property Type:* Domestic, single dwelling;
Integrity: Fair

Description: This 2 1/2-story building has a stone foundation, a wood frame, and uses asbestos shingles and stone cladding materials, with a pedimented, composition roof. The full front porch has a gabled roof. The building also has wide bellcast eaves with modillions; decorative stick work in porch gable; and stone balustrade. Once home of the Woman's Home and Foreign Missionary Society. **Non-contributing outbuilding at rear of lot.**

51. 3722 Walnut

Building Date: 1908; *Stories:* 2 1/2; *Plan:* Rectangular; *Style:* Kansas City Shirtwaist; *Architect:* (Unknown); *Builder:* (Unknown); *Property Type:* Domestic, single dwelling; *Integrity:* Good

Description: This 2 1/2-story building has a stone foundation, a wood frame, and uses asbestos shingles and stone cladding materials, with a gabled, composition roof. The full front porch has a shed roof. The building also has tripartite window in gable with dentiled surround; stone balustrade; bellcast eaves with cornice returns; and sidelights.

52. 3724 Walnut

Building Date: 1908; *Stories:* 2 1/2; *Plan:* Rectangular; *Style:* Kansas City Shirtwaist; *Architect:* (Unknown); *Builder:* (Unknown); *Property Type:* Domestic, single dwelling; *Integrity:* Good

Description: This 2 1/2-story building has a stone foundation, a wood frame, and uses aluminum and stone cladding materials, with a pedimented, composition roof. The full front porch has a hip roof. The building also has bay window; leaded glass sidelights; stone balustrade; and bellcast eaves.

53. 3729 Walnut (noncontributing due to alterations)

Building Date: 1907; *Stories:* 1 1/2; *Plan:* Rectangular; *Style:* Craftsman Bungalow; *Architect:* (Unknown); *Builder:* Clark-Williams Realty; *Property Type:* Domestic, single dwelling; *Integrity:* Poor

Description: This 1 1/2 story building has a stone foundation, a wood frame, and asbestos shingles cladding materials, with a gabled, composition roof. The wrap around porch has a gabled roof. The building also has exterior shouldered stone chimney centered on ridge of façade; knee braces; and side porch.

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54. 3731 Walnut

Building Date: 1907; *Stories:* 2 1/2; *Plan:* Rectangular; *Style:* Kansas City Shirtwaist; *Architect:* (Unknown); *Builder:* (Unknown); *Property Type:* Domestic, single dwelling; *Integrity:* Excellent

Description: This 2 1/2-story building has a stone foundation, a wood frame, and uses wood shingles and stone cladding materials, with a pedimented, composition roof. The full front porch has a hip roof. The building also has wide bellcast eaves with cornice returns; and Tuscan columns.

55. 3734 Walnut

Building Date: 1907; *Stories:* 1 1/2; *Plan:* Rectangular; *Style:* Bungalow; *Architect:* (Unknown); *Builder:* (Unknown); *Property Type:* Domestic, single dwelling; *Integrity:* Good

Description: This 1 1/2 story building has a stone foundation, a wood frame, and uses lap siding and stone cladding materials, with a gabled, composition roof. The full front porch is recessed and enclosed. The building also has posts with recessed panels; shed roof dormer with paired windows; and cornice returns. John C. McGauran, physician, was the resident in 1917.

56. 3735 Walnut

Building Date: 1907; *Stories:* 2 1/2; *Plan:* Rectangular; *Style:* Colonial Revival; *Architect:* (Unknown); *Builder:* (Unknown); *Property Type:* Domestic, single dwelling; *Integrity:* Fair

Description: This 2 1/2-story building has a stone foundation, and uses brick cladding materials, with a gabled, composition roof. The 1/2 front porch has a shed roof. The building also has wide eaves with cornice returns; brick quoins; stone lintels and sills.

57. 3736 Walnut (noncontributing due to alternations)

Building Date: 1895; *Stories:* 2 1/2; *Plan:* Rectangular; *Style:* Open gable; *Architect:* (Unknown); *Builder:* (Unknown); *Property Type:* Domestic, multiple dwelling; *Integrity:* Poor

Description: This 2 1/2-story building has a stone foundation, a wood frame, and uses aluminum cladding materials, with a pedimented, composition roof. The full front porch has a second story deck; there are also side decks on the first and second stories.

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58. 3740 Walnut

Building Date: 1904; *Stories:* 2 1/2; *Plan:* Rectangular; *Style:* Kansas City Shirtwaist; *Architect:* (Unknown); *Builder:* (Unknown); *Property Type:* Domestic, single dwelling; *Integrity:* Good

Description: This 2 1/2-story building has a stone foundation, a wood frame, and uses asbestos shingles and stone cladding materials, with a pedimented gable, composition roof. The wrap around porch has a hip roof. The building also has wide eaves; pedimented dormers and gable ends.

59. 3741 Walnut

Building Date: 1906; *Stories:* 2 1/2; *Plan:* Rectangular; *Style:* Kansas City Shirtwaist/Craftsman; *Architect:* (Unknown); *Builder:* (Unknown); *Property Type:* Domestic, multiple dwelling; *Integrity:* Fair

Description: This 2 1/2-story building has a stone foundation, a wood frame, and uses asbestos shingles and stone cladding materials, with a gabled, composition roof. The 1/2 front porch has a gabled roof. The building also has wide eaves with knee braces; gable dormer with tripartite window; multi-light upper sash; and polygonal oriel.

60. 3744 Walnut

Building Date: 1904; *Stories:* 2 1/2; *Plan:* Rectangular; *Style:* Kansas City Shirtwaist; *Architect:* (Unknown); *Builder:* (Unknown); *Property Type:* Domestic, single dwelling; *Integrity:* Excellent

Description: This 2 1/2-story building has a stone foundation, a wood frame, and uses lap siding and stone cladding materials, with a pedimented, composition roof. The full front porch has a hip roof. The building also has wide bellcast eaves; stone balustrade; castellated stone retaining wall; stained glass; cornerboards with recessed panels. **Garage: 1-story asbestos shingle garage with hip roof and modern doors. (non-contributing).**

61. 3800 Walnut

Historic Name: Edwin J. Becker Residence

Building Date: 1895; *Stories:* 2 1/2; *Plan:* Irregular; *Style:* Queen Anne; *Architect:* (Unknown); *Builder:* Guinotte and Edwards; *Property Type:* Domestic, single dwelling; *Integrity:* Excellent

Description: This 2 1/2-story building has a stone foundation, and uses brick and stone cladding materials, with a hip with cross gables, composition roof. The 1/2 front porch has a gabled roof. The building also has Palladian window with stone surround and decorative sash; dog-eared stone lintels; two-story oriel with stained glass and recessed panels; hip dormers with paired windows; projecting bays with cornice returns in gable ends; and stone balustrade. Frank X. Wachter, the resident in 1915, also owned a saloon and barber at 117 E. 12th St. **Garage: 1-story stucco garage with hip roof and modern doors. (non-contributing).**

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62. 3801 Walnut

Building Date: 1899; *Stories:* 2 1/2; *Plan:* Rectangular; *Style:* Kansas City Shirtwaist/ Colonial Revival; *Architect:* (Unknown); *Builder:* (Unknown); *Property Type:* Domestic, single dwelling; *Integrity:* Good

Description: This 2 1/2-story building has a stone foundation, a wood frame, and uses asbestos shingles and brick cladding materials, with a gabled, composition roof. The 1/2 front porch has a second story deck. The building also has triple pedimented dormers; bay window; centered porch with paired posts; tripartite windows in gable ends.

63. 3809-15 Walnut *Historic Name:* Illinois Apartments

Building Date: 1905; *Stories:* 3; *Plan:* Rectangular; *Style:* Walk-up, Jacobethan; *Architect:* (Unknown); *Builder:* (Unknown); *Property Type:* Domestic, multiple dwelling; *Integrity:* Excellent

Description: Built in 1905, this Jacobean-style, three-story, six-unit apartment building is composed of brick and stone. It features stone quoins and beltcourse, two-story polygonal bays, an arched stone door hood with brackets, and three-story projecting porches topped with stone obelisks. **Garage: 1-story brick garage with flat composition roof and wood doors. (contributing).**

64. 3810 Walnut

Building Date: 1896; *Stories:* 2 1/2; *Plan:* Rectangular; *Style:* Four square; *Architect:* (Unknown); *Builder:* (Unknown); *Property Type:* Domestic, single dwelling; *Integrity:* Fair

Description: This 2 1/2-story building has a stone foundation, and uses stone cladding materials, with a hip (flared), composition roof. The full front porch has a second story deck. The building also has wide modillioned eaves; paired windows in hip roof dormers, flanked by columns in antis; Doric columns and pilasters; interior chimneys on north and south sides; rusticated stone walls with smooth stone beltcourse.

65. 3812-14 Walnut *Historic Name:* Sylvester Apartments

Building Date: 1915; *Stories:* 3; *Plan:* Rectangular; *Style:* Walk-up; *Architect:* Nelle E. Peters; *Builder:* Charles E. Phillips; *Property Type:* Domestic, multiple dwelling; *Integrity:* Excellent

Description: This three-story building has a stone foundation, and uses brick cladding materials, with a flat roof. The building also has wide flat eaves with paired modillions; stone and brick decorative details; tripartite windows with ornamental, divided-light sash; and a recessed entrance bay.

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66. 3816-18 Walnut *Historic Name:* Blenheim Apartments

Building Date: 1915; *Stories:* 3; *Plan:* Rectangular; *Style:* Walk-up; *Architect:* Nelle E. Peters; *Builder:* Charles E. Phillips; *Property Type:* Domestic, multiple dwelling; *Integrity:* Excellent

Description: This three-story building has a stone foundation, and uses brick cladding materials, with a flat roof. The building also wide flat eaves with paired modillions; stone and brick decorative details; tripartite windows with ornamental, divided-light sash; and a recessed entrance bay.

67. 3819 Walnut

Building Date: 1901; *Stories:* 2 1/2; *Plan:* Rectangular; *Style:* Kansas City Shirtwaist/Colonial Revival; *Architect:* (Unknown); *Builder:* (Unknown); *Property Type:* Domestic, single dwelling; *Integrity:* Fair

Description: This 2 1/2-story building has a wood frame, and uses aluminum siding and brick cladding materials, with a hip, composition roof. The full front porch has a hip roof. The building also has Doric columns; and quoins at second story.

68. 3820-22 Walnut

Building Date: 1923; *Stories:* 3; *Plan:* Rectangular; *Style:* Colonnaded walk-up; *Architect:* (Unknown); *Builder:* Charles E. Phillips; *Property Type:* Domestic, multiple dwelling; *Integrity:* Excellent

Description: This three-story building has a stone foundation, and uses brick cladding materials, with a flat roof. The three-story front porches are column-over-pier colonnade. The building also has square posts with recessed panels; wide modillioned eaves; decorative stone and brick details; three-story oriels; and ornamental swag medallion.

69. 3823 Walnut *Historic Name:* Abraham Harkins Residence

Building Date: 1910; *Stories:* 1 1/2; *Plan:* Irregular; *Style:* Bungalow; *Architect:* Clarence E. Shepard; *Builder:* (Unknown); *Property Type:* Domestic, single dwelling.
Integrity: Excellent

Description: This 1 1/2-story building has a stone foundation, a wood frame, and uses wood shingles and stone cladding materials, with a cross gambrel roof. The corner porch has a gambrel roof. The building also has decorative stick work in gable ends; paired and tripartite windows with multi-light sash; wide eaves; and square posts with knee braces.

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70. 3824 Walnut *Historic Name:* James T. Patterson Residence

Building Date: 1904; *Stories:* 2 1/2; *Plan:* Irregular; *Style:* Queen Anne; *Architect:* (Unknown); *Builder:* James T. Patterson; *Property Type:* Domestic, single dwelling; *Integrity:* Excellent

Description: This 2 1/2-story building has a stone foundation, and brick and wood shingles cladding materials, with a hip, composition roof. The 3/4 front porch has a flat roof. The building also has three-story polygonal towers with fish scale shingles and contrasting brick quoins; wide modillioned eaves; bay window; oriel with cornerboards and modillions; and stone beltcourses and sills. **Contributing garage.**

71. 3825 Walnut

Building Date: 1902; *Stories:* 2 1/2; *Plan:* Rectangular; *Style:* Kansas City Shirtwaist/Colonial Revival
Architect: Sidney Frink; *Builder:* (Unknown); *Property Type:* Domestic, single dwelling; *Integrity:* Fair

Description: This 2 1/2-story building has a stone foundation, a wood frame, and uses asbestos shingles and stone cladding materials, with a gambrel with cross gabled, composition roof. The full front porch has a shed roof. The building also has cornice returns and tripartite window in gable; multi-light sash; polygonal oriel; and Tuscan columns.

72. 3829 Walnut

Building Date: 1902; *Stories:* 2 1/2; *Plan:* Rectangular; *Style:* Kansas City Shirtwaist; *Architect:* Sidney Frink; *Builder:* (Unknown); *Property Type:* Domestic, single dwelling; *Integrity:* Excellent

Description: This 2 1/2-story building has a stone foundation, a wood frame, and uses lap shingles and stone cladding materials, with a hip (flared), composition roof. The full front porch has a hip roof. The building also has wide bellcast eaves; hip dormer with flared walls and paired windows; and stained glass. **Garage: 1-story clapboard garage with hip roof and wood doors. (contributing).**

73. 3835 Walnut

Building Date: 1909; *Stories:* 2 1/2; *Plan:* Rectangular; *Style:* Kansas City Shirtwaist/Colonial Revival
Architect: (Unknown); *Builder:* (Unknown); *Property Type:* Domestic, single dwelling; *Integrity:* Good

Description: This 2 1/2-story building has a stone foundation, a wood frame, and uses lap siding and brick cladding materials, with a pedimented, composition roof. The full front porch has a gabled roof. The building also has wide bellcast eaves with corner modillions; pedimented front gable with tripartite window; and ornamental swag medallion. **Garage: 1-story clapboard garage with gable roof and wood doors. (contributing).**

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74. 3837 Walnut

Building Date: 1901; *Stories:* 2 1/2; *Plan:* Rectangular; *Style:* Kansas City Shirtwaist; *Architect:* (Unknown); *Builder:* (Unknown); *Property Type:* Domestic, single dwelling; *Integrity:* Poor

Description: This 2 1/2-story building has a stone foundation, a wood frame, and uses asbestos shingles and stone cladding materials, with a hip (flared), composition roof. The full front porch is enclosed with brick and has a hip roof. The building also has wide bellcast eaves; ornamental medallion; and hip dormers with paired sash.

75. 3625 Warwick

Building Date: 1908; *Stories:* 2 1/2; *Plan:* Irregular; *Style:* Craftsman; *Architect:* (Unknown); *Builder:* (Unknown); *Property Type:* Domestic, single dwelling; *Integrity:* Good

Description: This 2 1/2-story building has a stone foundation, a wood frame, and uses wood shingles and stone cladding materials, with a gabled, composition roof. The wrap around porch is enclosed. The building also has side porch with projecting gable supported on exaggerated brackets; exterior chimney centered on ridge in front gable; and an enclosed sleeping porch

76. 3629 Warwick

Building Date: 1889; *Stories:* 2 1/2; *Plan:* Irregular; *Style:* Queen Anne; *Architect:* (Unknown); *Builder:* (Unknown); *Property Type:* Domestic, single dwelling; *Integrity:* Good

Description: This 2 1/2-story building has a stone foundation, a wood frame, and uses wood shingles and brick cladding materials, with a gabled, composition roof. The side two-story enclosed porch has a balcony. The building also has two-story polygonal bay; open second story porch with spindle details; cut-away one story with carved brackets; stone lintels and sills; and multi-patterned shingles. **Garage: 1-story clapboard garage with gabled roof and wood doors. (contributing).**

77. 3635-3645 Warwick (noncontributing)

Building Date: 1966; *Stories:* 3; *Plan:* Irregular; *Style:* Modern French Renaissance; *Architect:* unknown; *Builder:* J. McConnel; *Property Type:* Domestic, Single Dwelling; *Integrity:* Good

Description: This is a noncontributing, brick apartment building in the district.

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78. 3705 Warwick

Building Date: 1898; *Stories:* 2 1/2; *Plan:* Square; *Style:* Kansas City Shirtwaist/Queen Anne; *Architect:* (Unknown); *Builder:* (Unknown); *Property Type:* Domestic, single dwelling; *Integrity:* Good

Description: This 2 1/2-story building has a stone foundation, a wood frame, and uses wood shingles and stone cladding materials, with a hip, composition roof. The 3/4 front porch has a pedimented gable roof. The building also has bellcast eaves; flared shirtwaist; pedimented dormers; and ornamental plaque. **Garage: 2-story asbestos shingle garage with dormer windows and hip roof. (Non-contributing).**

79. 3715 Warwick

Building Date: 1904; *Stories:* 2 1/2; *Plan:* Square; *Style:* Kansas City Shirtwaist; *Architect:* (Unknown); *Builder:* (Unknown); *Property Type:* Domestic, single dwelling; *Integrity:* Fair

Description: This 2 1/2-story building has a stone foundation, a wood frame, and uses lap siding and stone cladding materials, with a hip, composition roof. The full front porch has a hip roof. The building also has hip dormer with flared walls; and leaded glass.

80. 3716-18 Warwick

Building Date: 1909; *Stories:* 3; *Plan:* Square; *Style:* Colonnaded walk-up/Neoclassical; *Architect:* (Unknown); *Builder:* C.E. Mitchell; *Property Type:* Domestic, multiple dwelling; *Integrity:* Good

Description: This three-story building has a stone foundation, and uses brick cladding materials, with a flat, composition roof. There is a front colonnaded three-story porch. The building also has full-height, column-over-pier, fluted Ionic colonnade; semi-circular window with stone details in surround; wide dentiled eaves; and gabled door hood with cornice returns.

81. 3717 Warwick

Building Date: 1904; *Stories:* 2 1/2; *Plan:* Square; *Style:* Kansas City Shirtwaist; *Architect:* (Unknown); *Builder:* (Unknown); *Property Type:* Domestic, single dwelling; *Integrity:* Good

Description: This 2 1/2-story building has a stone foundation, a wood frame, and uses lap siding and stone cladding materials, with a hip, composition roof. The full front porch has a pedimented gable roof. The building also has bellcast eaves; hip dormer with flared sidewalls; and flared shirtwaist.

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82. 3719 Warwick *Historic Name:* William E. O'Kane Residence

Building Date: 1899; *Stories:* 2 1/2; *Plan:* Square; *Style:* Kansas City Shirtwaist; *Architect:* Leroy S. Nickerson; *Builder:* (Unknown); *Property Type:* Domestic, single dwelling; *Integrity:* Good

Description: This 2 1/2-story building has a stone foundation, a wood frame, and uses asbestos shingles and brick cladding materials, with a gabled, composition roof. The ell-shaped porch has a hip roof. The building also has tripartite gable; and an asymmetrical porch. **Garage: 1-story stucco garage with flat composition roof. (non-contributing)**

83. 3720 Warwick

Building Date: 1906; *Stories:* 2 1/2; *Plan:* Rectangular; *Style:* Kansas City Shirtwaist/ Queen Anne; *Architect:* (Unknown); *Builder:* (Unknown); *Property Type:* Domestic, single dwelling; *Integrity:* Good

Description: This 2 1/2-story building has a stone foundation, a wood frame, and uses wood shingles and brick cladding materials, with a gabled, composition roof. The full front porch is recessed and has a hip roof. The building also has corner boards with recessed panels; recessed horseshoe opening in gable; and French doors in second story.

84. 3723 Warwick

Building Date: 1899; *Stories:* 2 1/2; *Plan:* Square; *Style:* Four Square; *Architect:* (Unknown); *Builder:* (Unknown); *Property Type:* Domestic, single dwelling; *Integrity:* Excellent

Description: This 2 1/2-story building has a stone foundation, a wood frame, and uses stucco cladding materials, with a hip, composition roof. The full, two-story front porch has a flat roof. The building also has ornamental upper sash; hip dormer with pilasters and paired windows; second story porch with matchstick balustrade and thin Tuscan columns; and arched first story porch bays.

85. 3724 Warwick

Building Date: 1906; *Stories:* 2 1/2; *Plan:* Square; *Style:* Kansas City Shirtwaist; *Architect:* (Unknown); *Builder:* (Unknown); *Property Type:* Domestic, single dwelling; *Integrity:* Good

Description: This 2 1/2-story building has a poured concrete foundation, a wood frame, and uses lap siding and brick cladding materials, with a hip, composition roof. The full front porch has a hip roof. The building also has wide bellcast eaves with modillions; and paired windows in hip dormer. **Non-contributing garage.**

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86. 3725 Warwick

Building Date: 1899; *Stories:* 1 1/2; *Plan:* Square; *Style:* Kansas City Shirtwaist/Gabled Square; *Architect:* (Unknown); *Builder:* (Unknown); *Property Type:* Domestic, single dwelling; *Integrity:* Fair

Description: This 1 1/2 story building has a stone foundation, a wood frame, and uses asbestos shingles and stone cladding materials, with a gabled, composition roof. The full front porch has a shed roof. The building also has pedimented front wall dormer.

87. 3726 Warwick

Building Date: 1908; *Stories:* 2; *Plan:* Square; *Style:* Four square; *Architect:* (Unknown); *Builder:* (Unknown); *Property Type:* Domestic, single dwelling; *Integrity:* Poor

Description: This two-story building has a poured concrete foundation, a wood frame, and uses lap siding cladding materials, with a hip, composition roof.

88. 3727 Warwick

Building Date: 1902; *Stories:* 2 1/2; *Plan:* Square; *Style:* Kansas City Shirtwaist; *Architect:* (Unknown); *Builder:* (Unknown); *Property Type:* Domestic, single dwelling; *Integrity:* Fair

Description: This 2 1/2-story building has a stone foundation, a wood frame, and uses lap siding and brick cladding materials, with a gabled, composition roof. The full front porch has a hip roof. The building also has wide, bellcast eaves.

89. 3730 Warwick

Historic Name: Dr. Hugh Miller Residence

Building Date: 1907; *Stories:* 2; *Plan:* Irregular; *Style:* Kansas City Shirtwaist/Craftsman; *Architect:* (Unknown); *Builder:* (Unknown); *Property Type:* Domestic, single dwelling; *Integrity:* Excellent

Description: This two-story building has a stone foundation, a wood frame, and uses lap siding and stone cladding materials, with a hip, composition roof. The 3/4 two-story front porch has a flat roof. The building also has elongated, battered piers; and wide eaves. **Garage: 1-story clapboard garage with hip roof. (non-contributing).**

3732 Warwick—vacant

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90. 3733 Warwick *Historic Name:* William Gaskill Residence

Building Date: 1900; *Stories:* 2 1/2; *Plan:* Irregular; *Style:* Queen Anne/Colonial Revival; *Architect:* (Unknown); *Builder:* (Unknown); *Property Type:* Domestic, single dwelling; *Integrity:* Good

Description: This 2 1/2-story building has a stone foundation, a wood frame, and uses asbestos shingles and stone cladding materials, with a gabled, composition roof. There is a front, two-story portico. The building also has projecting entrance porch with arched opening; second story porch features arched opening supported on battered stone piers with Ionic capitals; ornamental swag in pediment; Palladian window with exaggerated keystone and Doric columns; and a semi-circular side porch.

91. 3734-36 Warwick

Building Date: 1922; *Stories:* 3; *Plan:* Rectangular; *Style:* Walk-up; *Architect:* Nelle E. Peters; *Builder:* W.G. Wren; *Property Type:* Domestic, multiple dwelling; *Integrity:* Good

Description: This three-story building has a stone foundation, and uses brick cladding materials, with a flat, composition roof. The building also has patterned brick work; stone beltcourses; and tripartite windows.

92. 3740 Warwick (noncontributing due to age)

Building Date: 1966; *Stories:* 2; *Plan:* Other; *Style:* Modern, Courtyard, Environmental; *Architect:* (Unknown); *Builder:* (Unknown); *Property Type:* Domestic, multiple dwelling; *Integrity:* Excellent

Description: This two-story building has a poured concrete foundation, and uses wood shingles and stucco cladding materials, with a hip, composition roof. The building also has a central courtyard.

93. 3745 Warwick (noncontributing due to age)

Building Date: 1966; *Stories:* 2; *Plan:* Rectangular; *Style:* Modern Tudor; *Architect:* (Unknown); *Builder:* (Unknown); *Property Type:* Domestic, multiple dwelling; *Integrity:* Excellent

Description: This two-story building has a poured concrete foundation, a wood frame, and uses stucco and brick cladding materials, with a flat, composition roof. There is a rear porch. The building also has false half-timbering; hip-roofed oriels supported on knee braces; and a diamond-pane sash.

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94. 3800 Warwick (noncontributing due to age)

Building Date: 1965; *Stories:* 2; *Plan:* Rectangular; *Style:* Modern Courtyard, Environmental; *Architect:* Linscotte, Kent, Haylett; *Builder:* (Unknown); *Property Type:* Domestic, multiple dwelling; *Integrity:* Excellent

Description: This two-story building has a poured concrete foundation, and uses brick cladding materials, with a mansard, wood shingled roof. The front two-story porches have balconies. The building also has sliding glass doors.

95. 3810 Warwick *Historic Name:* Jacques T. Nolthenius Residence

Building Date: 1896; *Stories:* 2 1/2; *Plan:* Irregular; *Style:* Composite; *Architect:* George Matthews; *Builder:* (Unknown); *Property Type:* Domestic, single dwelling; *Integrity:* Fair

Description: This 2 1/2-story building has a stone foundation, and uses brick cladding materials, with a hip, composition roof. The 3/4 front porch and side porch have hip roofs. The building also has spindle work front and side porches; stone quoins; and a two-story polygonal bay.

96. 3814 Warwick

Building Date: 1900; *Stories:* 2 1/2; *Plan:* Square; *Style:* Four square; *Architect:* (Unknown); *Builder:* (Unknown); *Property Type:* Domestic, single dwelling; *Integrity:* Good

Description: This 2 1/2-story building has a stone foundation, and uses brick cladding materials, with a hip, composition roof. The full front porch has a hip roof. The building also has paired 6/1 windows in hip dormers separated by pilasters; stone lintels and sills; leaded glass; and small scrollwork brackets.

97. 3818 Warwick

Building Date: 1896; *Stories:* 2 1/2; *Plan:* Irregular; *Style:* Kansas City Shirtwaist/Queen Anne; *Architect:* (Unknown); *Builder:* (Unknown); *Property Type:* Domestic, multiple dwelling; *Integrity:* Poor

Description: This 2 1/2-story building has a stone foundation, a wood frame, and uses asbestos shingles and stone cladding materials, with a gabled, composition roof. The 1/3 front porch has a balcony. The building also has curved second story corner; false rafter tails "supporting" gable; and corner entrance porch.

98. 3820 Warwick

Building Date: 1900; *Stories:* 2 1/2; *Plan:* Square; *Style:* Kansas City Shirtwaist/Colonial Revival; *Architect:* (Unknown); *Builder:* Charles E. Finlay; *Property Type:* Domestic, single dwelling; *Integrity:* Good

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Description: This 2 1/2-story building has a stone foundation, a wood frame, and uses asbestos shingles and stone cladding materials, with a gabled, composition roof. The full front porch has a hip roof. The building also has Palladian window; tripled, thin Tuscan columns; and bellcast eaves.

99. 3824 Warwick

Building Date: 1890; *Stories:* 3; *Plan:* Rectangular; *Style:* Walk-up, Tapestry Brick; *Architect:* (Unknown); *Builder:* (Unknown); *Property Type:* Domestic, multiple dwelling; *Integrity:* Good

Description: This three-story building uses brick cladding materials, with a flat, composition roof. The building also has tripartite windows; ornamental brick and stone details; projecting flat roof with paired brackets; flat entrance hood with brackets; and multi-light sidelights.

100. 3826 Warwick

Building Date: 1895; *Stories:* 2 1/2; *Plan:* Square; *Style:* Kansas City Shirtwaist/Colonial Revival; *Architect:* (Unknown); *Builder:* (Unknown); *Property Type:* Domestic, single dwelling; *Integrity:* Fair

Description: This 2 1/2-story building has a wood frame, and uses asbestos shingles and brick cladding materials, with a gabled, composition roof. The full front porch has a shed roof. The building also has wide, modillioned eaves; paired and tripled thin Tuscan columns; ornamental swag molding; paired windows; and bay windows.

101. 3828 Warwick

Building Date: 1895; *Stories:* 2 1/2; *Plan:* Irregular; *Style:* Four square, Queen Anne; *Architect:* (Unknown); *Builder:* (Unknown); *Property Type:* Domestic, multiple dwelling; *Integrity:* Fair

Description: This 2 1/2-story building has a stone foundation, a wood frame, and uses lap siding and wood shingles cladding materials, with a hip, composition roof. The building also has corner oriel; two-story bay; and wide eaves with dentiled cornice.

102. 3830 Warwick

Building Date: 1899; *Stories:* 2 1/2; *Plan:* Square; *Style:* Craftsman; *Architect:* (Unknown); *Builder:* (Unknown); *Property Type:* Domestic, multiple dwelling; *Integrity:* Fair

Description: This 2 1/2-story building has a stone foundation, a wood frame, and uses asbestos shingles and stone cladding materials, with a gabled, composition roof. The ell-shaped porch has a gabled roof. The building also has bracketed corners; modillioned eaves; projecting gable porch along side; and ornamental brick work.

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29Old Hyde Park East Historic District
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The *Old Hyde Park East Historic District* of Kansas City, Jackson County, Missouri, is significant under National Register Criterion A for the area of COMMUNITY PLANNING AND DEVELOPMENT (1887-1938) and under Criterion C for the area of ARCHITECTURE (1887-1938). The district is significant as an example of a streetcar suburb developed for the growing middle class population of Kansas City at the turn of the century. The initial development of the area coincided with the construction of streetcar lines to the south of the business district in 1887 and with the growth of industrial and manufacturing enterprises in the West Bottoms. The Old Hyde Park East district also represents a variety of late 19th and early 20th century architectural styles. While only a few were designed by architects, the vernacular forms, such as the Kansas City Shirtwaist and Colonnaded Apartment Building are representative examples of middle and upper class housing at the turn of the century in Kansas City. Old Hyde Park East contains 102 primary structures, only 9 of which date after 1930. Of the total of 129 resources, 101 are contributing, 26 are non-contributing properties, and 2 are individually listed on the National Register. The level of integrity from property to property and block to block is high. Prevalent architectural styles include Prairie/Craftsman, Foursquare, Queen Anne, Classical and Tudor Revival, and the locally popular Kansas City Shirtwaist Style. The period of significance is 1887-1938 which includes the date of earliest construction in the district through the end of the last major period of development.

The Old Hyde Park East Historic District meets the criteria for Community Planning and Development as a strong example of a streetcar suburb. The district represents the transformation of Kansas City's rural farmland into urban residential development, made possible by the streetcar. The initial development of the neighborhood coincided with the construction of the streetcar lines to the south of the business district in 1887 and with the expansion of industrial and manufacturing enterprises in the West Bottoms area along the Missouri River. The area's combination of streetcar lines and grid layout characterizes the development of Kansas City as a transportation hub and important commercial center. During the period of significance, the area evolved from a fashionable, upper class, country retreat to a middle class streetcar suburb, largely commissioned by speculative developers, designed by some of the city's most prolific architects, and occupied by a rising class of industrial managers and other professionals.

Old Hyde Park East meets the criteria for Architecture via its representation of a variety of late 19th century and early 20th Century architectural styles. The most prevalent examples are Prairie/Craftsman, Queen Anne, American Foursquare, Neoclassical and various Revival styles. While only a minority were designed by architects, the vernacular forms, such as the Kansas City Shirtwaist and the Colonnaded Apartment Building, are good representative examples of the middle and upper class housing in turn-of-the-century Kansas City. When combined, these architectural styles are reflective of the eclectic mix of design and materials that appealed to the tastes and means of both middle and upper middle class residents.

Since 1994, the neighborhood has been recognized as part of the Old Hyde Park local historic district. The locally-recognized Old Hyde Park district encompasses the South Side National Register Historic District, a

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commercial district that runs along Main Street. Because the South Side district divides the residential neighborhood and makes it non-contiguous, the residential neighborhood was separated into Old Hyde Park East and Old Hyde Park West. Old Hyde Park West has been submitted as a separate nomination.

The proposed district is located proximate to at least four other districts located on the National Register. The South Side Commercial District, which runs along Main Street, effectively serves as a dividing line between the proposed districts of Old Hyde Park East and Old Hyde Park West. The South Side district was placed on the National Register in 1981. The Armour Boulevard Multiple Resource Area, District I, located northwest of the proposed district between Broadway and Baltimore Avenue, features a series of hotels and apartment dwellings in a variety of styles. It was placed on the National Register in 1983. Janssen Place, formerly a residential enclave of turn-of-the-century railroad and lumber barons, is located six blocks east of the proposed district. It was listed on the National Register in 1976. The proposed Old Hyde Park East district is also proximate to Central Hyde Park, which runs from Gillham Road to Troost Ave. This residential district was placed on the National Register in 1980.

Historic Context of Kansas City: 1870-1930

(Excerpt from *National Register of Historic Places Multiple Property Form for Colonnaded Apartments of Kansas City, Missouri*.¹)

After the end of the Civil War and almost immediately after the completion, in 1869, of the Hannibal Railroad Bridge, the City of Kansas became a national shipping hub. Manufacturing and related commercial businesses became more clustered and grew in density near the growing network of rail lines. Distinct residential neighborhoods and retail commercial centers began to emerge in the developed parts of the City. With the establishment and growth of rail lines and the ensuing commercial development, Kansas City acquired the economic base and population to support a booming real estate market. The 1880s was the most active and prosperous decade of this era. By 1886, cable car and electric trolley lines replaced the horse-drawn car lines that operated in the commercial areas between the river levee and the Town of Westport. The extensive cable system promoted outward expansion through twenty-five miles of cable that reached all corners of the City, as well as outside the city limits.

Affluent families erected large "suburban" style homes in the Hyde Park and Roanoke neighborhoods, located in today's midtown area. It was during this period of expansion and growth that professionalism in architecture became firmly established in the City. The number of architects practicing in Kansas City tripled between 1884

¹ Sally Schwenk, *National Register of Historic Places Multiple Property Form "Colonnaded Apartments of Kansas City, Missouri,"* December 2003. City of Kansas City, Missouri Landmarks Commission, Kansas City, Missouri.

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and 1888, and peaked again during the building boom of 1904-1906. Ranging in skill and education from carpenter-builders to academically trained professionals, these "architects" erected buildings reflecting competent and innovative designs in the Second Empire, Queen Anne, Gothic Revival, and Romanesque styles.

Between 1910 and 1930, the City's newly initiated parks and boulevard plan began correcting the blight resulting from the City's rapid development, growing congestion, sprawl, and fluctuating land values. During this period, architecture shifted from the aesthetic abstractions of the Victorian period to styles that reflected the demands of rapid growth on construction, new technology, and economic realities of a new era. Architectural treatments reflected either a return to classical or simpler historic architectural forms or to more functional new styles. In Kansas City, this transition occurred slowly, in pace with the need for more housing and an increasing number of commercial structures. Typically, stylistic ornamentation – English Gothic, Renaissance, Baroque, Neoclassical, and Italian Renaissance – began to appear on functional, "modern" building plans. As time passed, even this historically derived ornamentation became flatter, crisper, and more mechanical.

The period also ushered in a change in the traditional housing types. Although developers erected a number of both large and small row houses, French flats, courts, apartment houses, and apartment hotels during the second half of the nineteenth century, Kansas City's residents demonstrated a decided preference for the single-family detached house. After the turn of the century, housing shortages, a rapidly growing middle class, and the emergence of speculative developers ushered in an era of small- to medium-sized four- to twelve-unit apartment buildings. As the City's population accelerated, so did the market for even larger apartment houses. Between the end of World War I and 1925, when the construction market peaked in Kansas City, both the number of smaller units and large apartment buildings (eighteen to twenty-four units) appeared in clusters in different neighborhoods, establishing apartment housing as a significant part of the City's residential patterns.

Old Hyde Park

The expansion of Kansas City's industrial base also resulted in a tremendous influx of population after the turn of the century. New residential neighborhoods were platted and built to meet the housing demand. Individuals and developers constructed single-family dwellings, duplexes, and multi-family apartment buildings. Because so much land was available for development (following the annexation of Westport in 1897 Kansas City had doubled its physical size), the majority of residential construction consisted of sizeable, single family homes. Neighborhoods such as Old Hyde Park, developed for the middle and upper-middle classes, incorporated large, high-style homes on the same block as more modest vernacular houses and multi-family apartments.

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Most of the area included in the proposed Old Hyde Park East Historic District, and the separately nominated Old Hyde Park West District, was platted as portions of the Hyde Park subdivision between 1886 and 1901. Small fragments of the district comprise other plats, such as "Hanover Place" (Broadway to Wyandotte, north half of 3700 block) platted in 1886, "Arnold's Resurvey of T.G. Cross Addition" (south half of 3800 block, Broadway to Wyandotte) platted in 1887, and "Redemptorist College Place" (south side of West 34th Street between Wyandotte and Broadway) platted in 1899. These subdivisions were formed from farmland adjacent to the pre-Civil War town of Westport that had been owned by families associated with Westport and the western expansion of the United States (such as J. J. Mastin, Seth and Hugh Ward, and John Harris). Hyde Park was annexed by Kansas City in 1897 as part of a large tract of land, extending approximately from 31st Street south to Brush Creek and from the state line east to Prospect. Significantly this annexation included the formerly independent town of Westport, the progenitor of Kansas City.

Nearly three-quarters of the buildings extant in this area today were constructed by numerous builders and architects between the dates of plat and America's entrance into World War I (59 of them between 1900 and 1909 alone). The neighborhood benefited from landscape architect George Kessler's creation of the naturalistic Hyde Park to the east, a key element in Kansas City's burgeoning Parks and Boulevards system, and the development of the Roanoke subdivision to the west. Both of these developments were targeted toward upper class interests.

After World War I, few undeveloped lots remained in Old Hyde Park. In the 1920s, Kansas City's residential development shifted again as J. C. Nichols drew the market for single-family residences to the area south of his Country Club Plaza commercial development along Brush Creek. Developers were better capitalized, however, and Old Hyde Park became home to both high rise apartments, and larger colonnaded apartments. Since World War I construction in Old Hyde Park has consisted almost entirely of apartments and non-residential properties. The majority of noncontributing structures in the district today are post-World War II apartment buildings representing more recent trends in architectural styles.

During World War II a large number of single-family residences in Old Hyde Park were divided into small apartments and sleeping rooms, increasing the already dense population of the urban neighborhood but contributing an essential housing service. After the war these renters gradually left Old Hyde Park for other, more-suburban residential areas. The neighborhood went into relative decline, as did similar urban neighborhoods in Kansas City and all over the country. In the last decade the neighborhood has experienced revitalization as long-time residents have been joined by new residents in renovating the neighborhood's historic fabric.

Development and Developers

During the period of peak construction in the district, between 1900 and 1909, Kansas City experienced a tremendous growth in population. There was a great need for housing, and many developers engaged in speculative construction to meet the demand. A number of developers purchased groups of lots on which they

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built houses, rapidly filling entire blocks. Several developers constructed a dozen or more homes on a single block within a single year. The following list represents those developers who made a significant impact on the Old Hyde Park streetscape through building construction on numerous parcels.

- * C.L. Bliss: (c. 1909) - 3632-44 Walnut (4 buildings)
- * Shelton & Gens: (c. 1908) - 3700 block Walnut (12 buildings, even and odd)

One locally prominent developer who was active in the proposed district was Charles E. Phillips. A noted builder of hotels and apartment buildings in Kansas City, including the Phillips House Hotel downtown and several structures along Armour Boulevard, Phillips collaborated with architect Nelle E. Peters on three buildings within the district: 3812-14 Walnut, 3816-18 Walnut, and 3820-22 Walnut.

Architecture and Architects

The Old Hyde Park East Historic District was developed during a period of great architectural variety. The late 19th century was the heyday of exuberant Victorian architecture, while the early 20th century witnessed the return of more subdued Classical and Colonial Revival styles, the exploration of traditional Craftsman themes, and the development of the uniquely Midwestern Prairie style. The architectural vocabulary of these varied styles is represented both individually and in unique amalgamations on buildings throughout the District. The result is a neighborhood of substantial residences, eclectic in design, that present a streetscape largely unchanged since the 1920s.

The single-family residences represent the variety of architectural fashions popular from the end of the nineteenth century through World War I. Most of the single-family homes are 1 to 2 ½ stories. While a few architect-designed properties are included in the district, the majority are vernacular house forms embellished with stylistic elements. The locally popular "Kansas City Shirtwaist," a variation of the midwestern foursquare house, predominates. These houses are clad with brick or stone on the first story and shingles, clapboards, or stucco on the upper stories. Most have full-width or wraparound front porches and multiple roof dormers. Architectural embellishments reflect the various architectural styles elaborated below.

Queen Anne: shingled siding, asymmetrical plan, wraparound porch, stained glass windows, decorative stick work

Colonial Revival: center hall plan, gabled portico, pent overhang, sidelights

Classical Revival: columns, cornice returns, dentils, modillions, Palladian window

Tudor: small multi-light sash, simulated half-timbering

Prairie: wide eaves, banded windows

Craftsman: knee braces, exposed rafter tails, multiple gables and dormers, leaded and art glass windows

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While the majority of homes in the district were not architect-designed, some of Kansas City's most prominent architects did contribute designs to the neighborhood. Perhaps most notable among them was one of the few female architects of her day, Nelle E. Peters.

Working with builder Charles E. Phillips, Peters contributed three apartments in the district: 3812-14 Walnut (1915); 3816-3818 Walnut (1915); 3820-3822 Walnut (1923).

These structures were a product of a prolific partnership between Peters and Phillips that also included "literary group" of apartment buildings located on Kansas City's Country Club Plaza. The Robert Louis Stevenson, Eugene Field, Mark Twain, Washington Irving, Thomas Carlyle, James Russell Lowell and the Robert Browning, comprise the "Nelle Peters Historic District," which was designated to the Kansas City Register in 1989. Peters also designed Kansas City's Ambassador Hotel at 3560 Broadway, which is also listed on the National Register.

The concentration of Peters' designs in the proposed Old Hyde Park East and Old Hyde Park West districts represents the second largest recognized concentration of Peters' work. Nelle E. Peters is credited with nearly 1,000 buildings during her 60-year career.

Other locally prominent architects whose work is contained in the Old Hyde Park East Historic District include:

- * F.E. Hill - 3522 and 3526 Walnut (c. 1896)
- * George Mathews - 3810 Warwick (1896)
- * Walter Root, Root and Siemens - 3809-15 Walnut (1905)
- * Clarence Shepard, Shepard & Farrar - 3823 Walnut (1910)

The Old Hyde Park East Historic District retains the distinctive character of a late 19th-early 20th century neighborhood. The District's integrities of materials, design, and workmanship are strong, in spite of alterations to individual buildings and modern construction. The majority of alterations involve wall cladding, porch details, windows, and/or the construction of exterior wood stairs. Generally the alterations have only a minor affect on the character of the property and the district. Only 2 of the 93 buildings constructed during the period of significance are sufficiently altered to be considered noncontributing elements. The district's integrity of setting is enhanced by the uniform setbacks of buildings and the large trees that still line the street. While modern apartment complexes, most constructed in the 1960s, disrupt the historic sense of scale in some areas, they do not damage the integrity of feeling for the larger district.

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Old Hyde Park East Historic District
Jackson County, Missouri

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| | | | |
|---|-----------|---------------|----------------|
| E | <u>15</u> | <u>362980</u> | <u>4324440</u> |
| | Zone | Easting | Northing |
| G | <u>15</u> | <u>362820</u> | <u>4324310</u> |
| | Zone | Easting | Northing |

| | | | |
|---|-----------|---------------|----------------|
| F | <u>15</u> | <u>362960</u> | <u>4324320</u> |
| | Zone | Easting | Northing |
| H | <u>15</u> | <u>362860</u> | <u>4324980</u> |
| | Zone | Easting | Northing |

Verbal Boundary Description

The district boundary is denoted by the bold line on the attached scale map of the nominated district.

LEGAL DESCRIPTION

All of Lots 14 thru 16, inclusive, the west 131.60 feet of Lots 17 and 18, all of Lot 19 and the south 25 feet of Lot 20, Block 17; all of Lots 7 thru 13, inclusive, and east 24.6 feet of Lots 17 and 18, Block 18; all of Lots 1 thru 12, inclusive. Block 19; all of Lots 1 and 2, 13 thru 24, inclusive. Block 20; all of Lots 5 thru 18, Block 21; all of Lots 1 thru 12, 16 thru 24, inclusive. Block 32; all of Lots 5 thru 10, 13 thru 24, inclusive. Block 33; all of Lot 1, except the west 15 feet, and all of Lots 2 thru 12, inclusive. Block 34; all of Lots 1 thru 6, Block 35; all of Lots 3 thru 12, inclusive. Block 36; all of Lots 1 thru 4, 9 thru 12, inclusive. Block 51; all of Lot 1, Block 52, Hyde Park; a subdivision in Kansas City, Jackson County, Missouri.

All of The Londonaire, a condominium subdivision in Kansas City, Jackson County, Missouri.

All of The Warwick Arms, a condominium subdivision in Kansas City, Jackson County, Missouri.

All of The Warwick 38, a condominium subdivision in Kansas City, Jackson County, Missouri.

Boundary Justification

The Old Hyde Park East Historic District is comprised of the residential area bounded by Armour Boulevard, Walnut, Gillham Road, and 39th Street. The district is limited mainly to properties constructed as residences along Gillham, Warwick, Walnut and numbered side streets. Properties along Main Street are excluded from the district. The area along Main Street is itself a National Register Historic District, referred to as South Side National Register Historic District. Main Street is primarily a commercial corridor, whereas Old Hyde Park East Historic District is primarily residential. These boundaries have been delineated to exclude the majority of commercial properties in the area (most of which have lost integrity due to extensive alterations) while including those portions of the streetscape that retain integrity from the period of significance.

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Old Hyde Park East Historic District
Jackson County, Missouri

Property: Old Hyde Park East Historic District
Photos by: Tony Gardner
Date: November 2003

1. 121 E. 36th St.
2. 100 E. 36th St.
3. 101 E. 36th St.
4. 217 E. 37th St.
5. 3530 Walnut St.
6. 3534 Walnut St.
7. 3611 Walnut St.
8. 3619 Walnut St.
9. 3600 Walnut St., facing north
10. 3701 Walnut St.
11. 3708 Walnut St.
12. 3744 Walnut St.
13. 3800 Walnut St.
14. 3801 Walnut St.
15. 3809-3815 Walnut St.
16. 3816-3818 Walnut St.
17. 3823 Walnut St.
18. 3824 Walnut St.
19. 3629 Warwick Ave.
20. 3720 Warwick Ave.
21. 3733 Warwick Ave.
22. 3810 Warwick Ave.
23. 3728 Gillham Rd.
24. 3734 Gillham Rd.
25. 3740 Gillham Rd.
26. (2) 3500 blk of Walnut St., facing north
27. (2) 3700 blk of Walnut St., facing north
28. (2) 3700 blk of Gillham Rd., facing north

Old Hyde Park East Historic District
Kansas City, Jackson County, Missouri
Date 2004

- Non Contributing
- ▲ Previously listed on the National Register
- ▬ Boundary Line

William and Mary Baker
Knight House
Listed 10/18/03

Westminster
Congregational Church
Listed 2/28/80

MAIN ST

WALNUT ST

WARWICK ST

MCGEE ST

Side

N

100 0 100 200 Feet

39TH ST

36TH ST

37TH ST

38TH ST

Old Hyde Park East Historic District
Kansas City, Jackson County, Missouri
Date 2004

● Non Contributing

▲ Previously listed on the National Register

Boundary Line

William and Mary Baker
Knight House
Listed 10/18/03

Westminster
Congregational Church
Listed 2/28/80

MAIN ST

WALNUT ST

WARWICK ST

MCGEE ST

Side


N

100 0 100 200 Feet



PHOTO

UNAVAILABLE



3



































